

1 **BEFORE THE HEARING EXAMINER FOR THE CITY OF REDMOND**

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4
5 **APPLICATION OF CAMWEST**
6 **DEVELOPMENT INC. FOR APPROVAL OF**
7 **THE PRELIMINARY PLAT AND PLANNED**
8 **RESIDENTIAL DEVELOPMENT FOR**
9 **CURRY PROPERTY**

FILE NO: PRD 02-001, PPL 02-001
DECISION AND RECOMMENDATION

10
11 **DECISION**

12 The Preliminary Plat of Curry Property is **APPROVED** subject to conditions and subject to City
13 Council approval of the Planned Residential Development.

14
15 **RECOMMENDATION**

16 The Hearing Examiner recommends **APPROVAL** for the Planned Residential Development for
17 Curry Property.

18
19 **INTRODUCTION**

20 The application of CamWest Development Inc. for approval for the Preliminary Plat of Curry
21 Property and a Planned Residential Development (PRD) came on for hearing before Gordon F.
22 Crandall, Hearing Examiner, on March 31, 2003 at 7:00 PM. John Harkness appeared for the
23 proposal. Geoffrey Thomas, Senior Environmental Planner, presented the Technical Committee
24 Report.

25
26 Testifying under oath were:

27 Geoffrey Thomas, Senior Environmental Planner

28 Patrick Mullaney, Attorney for CamWest

29 John Harkness, CamWest

30 Raul Munoz, 17234 NE 116th Street

Curry Property - 1
Decision and Recommendation

City of Redmond
Office of the Hearing Examiner
8701 160th Avenue NE
P.O. Box 97010
Redmond, WA 98073-9710

1 The following exhibits were offered and admitted:

- 2 Exhibit A: Technical Committee Report dated 3/31/03 with attachments
- 3 Exhibit B: Letter from City to Harkness requesting additional information – 6/12/02
- 4 Exhibit C: Traffic Impact Analysis from Gary Struthers Associates, Inc. – 11/22/02
- 5 Exhibit D: Letter from City to Harkness requesting additional information – 11/15/02
- 6 Exhibit E: Letter from City to Harkness re: Curry PRD/PPL SEPA determination and
7 MDNS dated 2/13/03
- 8 Exhibit F: Memo from Gary Struthers Associates, Inc and attached email
- 9 Exhibit G: CamWest's Powerpoint presentation

10
11 The Examiner visited the site prior to the hearing. The hearing adjourned at 8:15 pm

12
13 From the foregoing the Examiner makes the following:

14
15 **FINDINGS OF FACT**

- 16 1. Proposal. CamWest Development Inc. (CamWest) proposes to subdivide a 15.68-acre
17 site into lots for 69 single-family residential dwellings to include roads, sidewalks,
18 stormwater facilities, sewer and water lines, landscaping, and a major open space for
19 trails and public access and enjoyment.
- 20
21 2. Site. The site is located at 11840 172nd Avenue NE and lies generally north of NE 116th
22 Street and east of 172nd Avenue NE. The residence of Gerald and Telka Gustafson at
23 11810 172nd Avenue NE is surrounded by and excluded from the site. The proposed
24 Wynstone Development lies to the north and the Whistler Ridge plat, now under
25 construction, lies to the east. One tier of single-family lots separates the site from NE
26 116th Street. The site is generally flat, slopping from Northwest to Southeast and consists
27 of 55% trees, 40% pasture grass, and 5% structures. It is currently developed with three
28 single-family homes and outbuildings.
- 29
30

- 1 3. Comprehensive Plan – Zoning. The site is in the North Redmond Neighborhood and is
2 designated for Low-Moderate Density Residential uses. It is zoned R-4. All surrounding
3 land is also zoned R-4, except for portions of King County which lie to the west and are
4 zoned R-8.
- 5
- 6 4. Access. Vehicular access to the site will be from 172nd Avenue NE, from the Wynstone
7 plat to the north, from the Whistler Ridge plat to the east and from a new 173rd Place NE
8 to the south. None of the residences will have direct access from 172nd Avenue NE.
9 School children will be able to walk safely to bus stops on NE 116th Street.
- 10
- 11 5. SEPA. A Mitigated Determination of Non-Significance (MDNS) was issued on February
12 14, 2003. The appeal period ended on March 17, 2003. There was no appeal. Two
13 conditions were attached to the MDNS:
- 14 • Applicant will be required to construct a second southbound lane on 172nd
15 Avenue NE as it approaches NE 116th Street, to separate right-turning vehicles
16 from other traffic.
- 17 • Applicant must mitigate adverse quality and quantity impacts of construction to
18 domestic water supply wells on adjacent properties caused by construction of the
19 subdivision.
- 20
- 21 6. Impact Fees. Applicant shall pay impact fees at the rates in effect when building permits
22 are issued, as follows:
- 23 • Fire. Now \$94.00 per single-family dwelling unit
24 • Transportation. Now \$3,064.15 per single-family dwelling unit
25 • Parks. Now \$1611.00 per single-family dwelling unit
26
- 27 7. Trees. There are 560 significant and landmark trees on the site. Applicant proposes to
28 remove 13 landmark trees and 30 significant trees. Eleven landmark trees and 33
29 significant trees will be “retained”, and 51 landmark trees and 145 significant trees will
30 be “saved”. Trees that are “retained “ are those from which site work is proposed to

occur within 5 feet of the designated drip line. Trees that are to be “saved” are those that will not be subject to such site work. As a result, Applicant will save more than 35% of all healthy significant trees. Applicant has received administrative approval to remove or impact the root protection zone of 24 landmark trees. All trees to be saved will be in Native Growth Protection Areas, in common areas or on residential lots.

8. Planned Residential Development. Applicant proposes to cluster the housing on smaller than average lots in order to establish a major open space in the tract. If approved, this will allow the following modifications of the normal development regulations:

<u>Regulation</u>	<u>Normal</u>	<u>Proposed</u>
Density	63 dwelling units	69 dwelling units
Minimum Average Lot Size	7,000 sq. ft	5, 498 sq. ft.
Minimum Lot Width Circle	40 ft.	20 ft.
Minimum Lot Frontage	20 ft.	11 ft. & 9 ft. on Lots 17 & 8
Front Setback	15 ft, 18 ft for garage	10 ft. w/5 ft. for Lots 20 & 53
Side Setback	5 ft. & 10 ft.	4 ft. for 4 lots
Side Street Setback	15 ft.	10 ft. for 11 lots
Minimum Building Separation	10 ft.	8 ft. for 4 lots
Maximum Lot Coverage	35%	45%
Maximum Impervious Surface	60%	70%
Minimum Open Space	20%	(See site plan)

The Technical Committee recommends approval of all of the proposed modifications except for the 5-foot setbacks for lots 20 and 53. All modifications require City Council approval in the Planned Residential Development.

9. Studies. In support of the application, applicant submitted the following studies:

- Arborist Report

- Stormwater Drainage Report
- Landmark Tree Removal Request
- Wetland Determination and Conceptual Mitigation
- Wildlife Study Report
- Preliminary Geotechnical Report
- Traffic Impact Analysis
- Phase I Environmental Survey

10. Stormwater. Stormwater runoff will be collected in a series of catch basins and conveyed by an underground system into an open detention and water quality pond. The system will be designed to match one-half of the two-year storms and match the 10 year and 100 year storms, based upon predevelopment runoff peak flow rates. Overflow routes through the site for the 100-year storm shall be designed so as to avoid any buildings. Water quality shall not be less than predevelopment storm flow rates and values.

11. Wetland. A Type III palustrine emergent wetland was identified on the site, which is isolated from other surface waters and measures 5,254 sq. ft. As the wetland is located at the intersection of two streets that cannot be relocated, the wetland will be filled and off-site mitigation will be provided in the nearby Roberts plat, which was also developed by CamWest.

12. Wildlife. The wildlife report indicates that the site has the potential to support at least 52 different species of wildlife, but very few were observed on the site. The presence of several large snags are valuable to species which prefer the conifer forest habitat. Applicant proposes to retain as many snags in open space areas as safety and development limitations allow.

13. Geotechnical. The geotechnical report indicates that the site appears generally suitable for development as a residential subdivision.

1 14. Traffic. Traffic analysis indicates that the proposed subdivision will have a minimal
2 impact on the transportation network within Redmond. To mitigate the substandard level
3 of service at the intersection of NE 116th Street and 172nd Avenue NE, the consultant
4 recommended that it operate as an all-way stop intersection. City staff rejected this
5 mitigation and Applicant will instead be required to construct the additional southbound
6 lane at 172nd Avenue NE. A variance from the 450 stopping sight distance requirement to
7 the available 285 feet will be needed at the south site access.

8
9 15. Public Notice and Comment. Public notice of the application and public hearing was
10 given as required by the RCDG. Four comments were received from the public:

- 11 • Gerald and Telka Gustafson of 11810 172nd Avenue NE expressed concern for the
12 safety of their well and septic system, responsibility for fencing, and driveway
13 access after a sidewalk was installed in front of their property.
- 14 • Lake Washington School District. The School District asked that the City impose
15 and impact fee for school construction in the sum of \$3,341.00 per single-family
16 dwelling unit.
- 17 • Judith Sheldon of 11604 172nd Avenue NE pointed an error in the identification of
18 her property, and expressed concern for the impact of road improvements on her
19 property.
- 20 • Raul Munoz of 17234 NE 115th Street was concerned that metal tags had been
21 attached to trees on his property, that trees on his property were close to the
22 property line and could affect construction of homes on the site, that his private
23 well might be affected by storm drainage, and that 172nd Avenue NE may not be
24 adequate to handle additional traffic.

25
26 Munoz was the only member of the public to attend and speak at the hearing. He urged
27 that his well water be tested for quantity and quality prior to any construction to establish
28 a baseline to evaluate construction impacts, and that homes on lots five and six be located
29 away from his trees along his property line. He urged that an arborist be consulted in the
30 matter.

16. Any conclusion of law deemed to be a finding of fact is hereby adopted as such.

From these findings of fact, the Examiner makes the following:

CONCLUSIONS OF LAW

1. Jurisdiction. The Hearing Examiner is authorized to conduct a public hearing and approve an application for Preliminary Plat. The Hearing Examiner is authorized to conduct a public hearing and make a recommendation to the City Council on an application for a PRD.
2. Subdivision Criteria. Subdivision regulations are set forth in RCDG 20D.180. The review and approval criteria are contained in RCDG 20D.180.10-020, as follows:
 - (1) Each proposed subdivision or short subdivision shall be reviewed to insure that:
 - (a) The proposal conforms to the goals, policies and plans set forth in RCDG Title 20B;
 - (b) The proposal conforms to the site requirements set forth in RCDG 20C.30.25-140, Site Requirements;
 - (c) The proposal conforms to the requirements of this section and those set forth in RCDG Title 20F and submittal requirements on file in the Planning Department;
 - (d) The proposed street system conforms to the City of Redmond Arterial Street Plan and Neighborhood Street Plans, and is laid out in such a manner as to provide for the safe, orderly and efficient circulation of traffic;
 - (e) The proposed subdivision or short subdivision will be adequately served with City approved water and sewer, and other utilities appropriate to the nature of the subdivision or short subdivision;
 - (f) The layout of lots and their size and dimensions take into account topography and vegetation on the site in order that buildings may be reasonably sited and that the least disruption of the site, topography and vegetation will result from development of the lots;

(g) Identified hazards and limitations to development have been considered in the design of streets and lot layout to assure street and building sites are on geologically stable soil considering the stress and loads to which the soil may be subjected.

3. PRD Criteria. A Planned Residential Development (PRD) allows flexibility and variation from established site requirements and development standards to enhance the design of a residential development. The Decision Criteria for a PRD are set forth in RCDG 20C.30.105-040:

(1) Design Criteria. The City may approve, or approve with modifications, a PRD or MRPD if the proposal meets the requirements of this chapter and the design of the proposed development achieves two or more of the following results:

- (a) High quality architectural design, placement, relationship or orientation of structures;
- (b) Achieving allowable densities for the subject property;
- (c) Providing housing types that effectively serve the affordable housing needs of the community;
- (d) Improving circulation patterns or the screening of parking facilities;
- (e) Minimizing the use of impervious surfacing materials;
- (f) Increasing open space or recreational facilities on site;
- (g) Landscaping, buffering, or screening in or around the proposed PRD or MRPD;
- (h) Providing public facilities;
- (i) Preserving, enhancing or rehabilitating natural features of the subject property such as significant woodlands, wildlife habitats or streams;
- (j) Incorporating energy efficient site design or building features;
- (k) Providing for an efficient use of infrastructure.

4. The concerns of the Gustafson's can be satisfied. The condition requiring mitigation for damage to their well assures them of adequate water supply. Their septic system may be

maintained. Fencing is part of the development, an applicant has been encouraged to work with the Gustafson's in the design and construction of the fences. Applicant must construct a sidewalk along NE 172nd Avenue NE, and access to the Gustafson property must be maintained at all times.

5. The request of Lake Washington School District for imposition of an impact fee for schools cannot be granted, as the City of Redmond has not adopted a school impact fee ordinance.
6. The concerns of Judith Sheldon can be met. All road improvements will be within the existing right-of-way, although construction and slope easements maybe needed. It will be applicant's responsibility to obtain any necessary easements.
7. The concerns of Raul Munoz for safety of buildings on Lot 5 & 6 are well founded. His trees are near the property line, and a wind blown tree could cause considerable damage to a nearby residence. A condition requiring consultation with an arborist should be imposed. His request that Lots 5 & 6 be left as open space is unreasonable and should be denied. The condition concerning adverse impacts to wells will assure him of continued water service. His request that his well be test prior to construction is justified, and a condition to such effect should be imposed. The traffic report indicates that 172nd Avenue NE will be adequate to handle the additional traffic.
8. Staff analyzed the decision criteria for the Preliminary Plat and Planned Residential Development on pages 10-30 of the Technical Committee Report, and concluded that with conditions, both should be granted. The Hearing Examiner concurs. The homes will be of varying size and cost and will be of high quality design. More than the minimum percentage of trees will be preserved, and the large open space made possible by the PRD process will provide a pleasing amenity for the residents. Environmental impacts are adequately mitigated. The proposals should be approved.

9. Any finding of fact deemed to be a conclusion of law is adopted as such.

DECISION

The Preliminary Plat of Curry Property is **APPROVED** subject to conditions and subject to City Council approval of the Planned Residential Development.

RECOMMENDATION

The Hearing Examiner recommends **APPROVAL** for the Planned Residential Development for Curry Property.

Done this 14th day of April 2003.

/s/Gordon F. Crandall

GORDON F. CRANDALL
HEARING EXAMINER

Attachment A: Site Plan

Attachment B: Conditions of Approval (with changes in caps, underlined, and in bold)

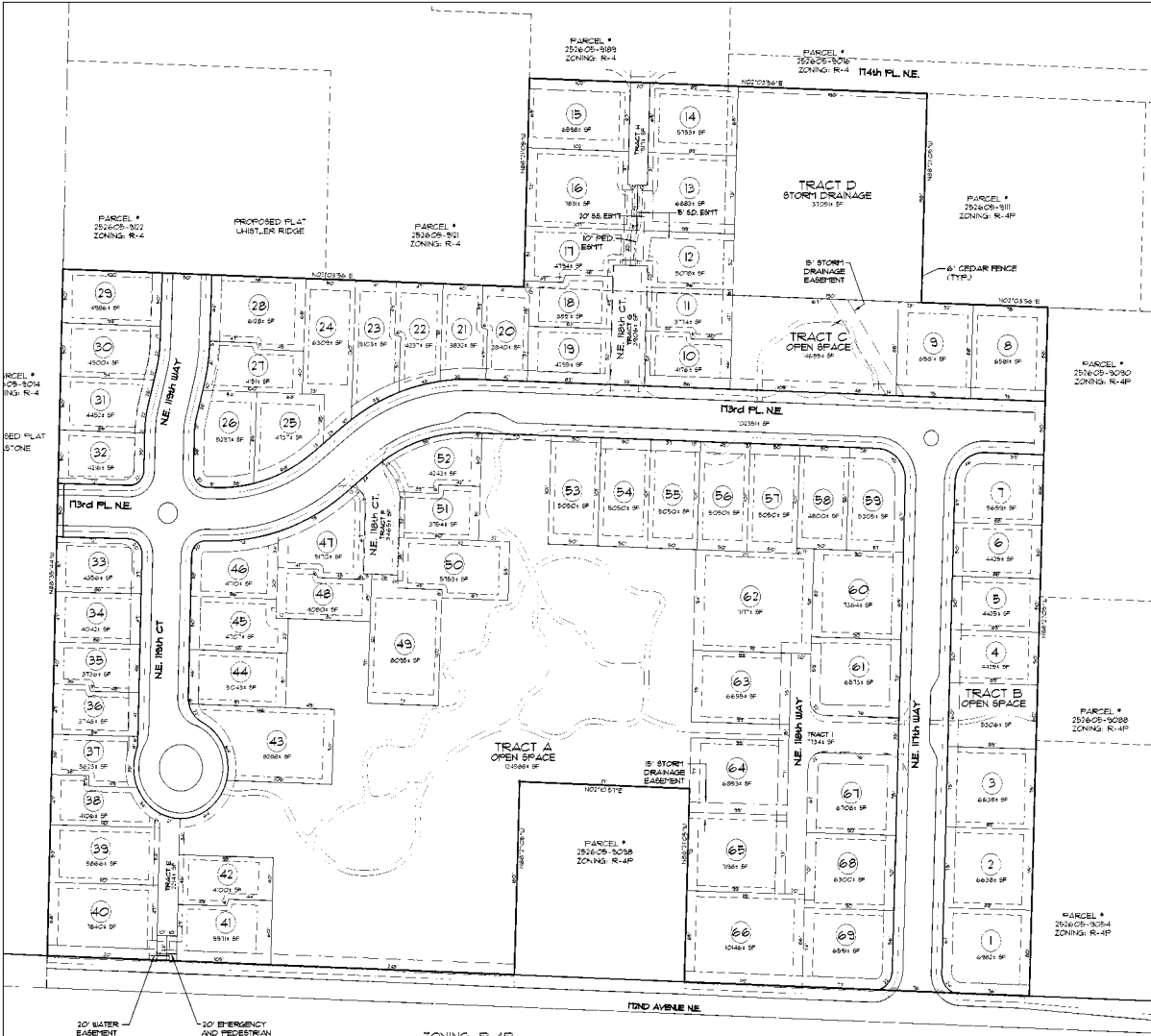
Any interested person (party of record) may file a written request for reconsideration with the Hearing Examiner. The request for reconsideration shall explicitly set forth alleged errors of procedure or fact. The final date for motion for reconsideration is **5:00 P.M. on April 28, 2003**, and should be sent to the **Office of the Hearing Examiner**, City of Redmond, MS: PSFHE, 8701 160th Avenue N.E., PO Box 97010, Redmond, Washington, 98073-9710.

You are hereby notified that the foregoing Findings of Fact, Conclusions, and Decisions are the final action on this application subject to the right of appeal to the Redmond City Council. Appeal procedures are governed by RCDG 20F.30.40-110 (Ordinance 2118) to which the reader is referred for detailed instructions. The written appeal must be received by the **Redmond Permit Center** no later than **5:00 P.M. on April 28, 2003, or within 10 business days following final action by the Hearing Examiner if a request for reconsideration is filed.** Please include the application number on any correspondence regarding this case.

The following statement is provided pursuant to RCW 36.70B.130: “Affected property owners may request a change in valuation for property tax purposes notwithstanding any program of revaluation.”

ATTACHMENT A

SITE PLAN



(Changes are in caps, underlined and in bold)

A. SEPA: A Mitigated Determination of Non-Significance was issued for this project. The MDNS was amended to resolve a scrivener's error on March 28, 2003. The following mitigation measures are incorporated into this approval as conditions of approval:

2. Water System. The project proponent shall mitigate adverse quantity or quality impacts that are demonstrated to have occurred during or within one year of site civil construction to domestic water supply wells on adjacent properties. This mitigation shall be required where it can be demonstrated that the adverse impacts occurred as an apparent result of dewatering of utility trench excavations, surface grading, storm-water collection or runoff of turbid storm-water or contamination caused by spillage and seepage of noxious substances on the site during construction. Each of four adjacent properties is served by its own well, more or less as shown on sheet P3 of the preliminary

PRD drawings dated 3/26/02. These adjacent properties potentially affected are King County tax parcel numbers 252605-9098, 252605-9097, 252605-9088 and 252605-9090. **EACH WELL SHALL BE TESTED PRIOR TO CONSTRUCTION TO ESTABLISH BASELINE CONDITIONS.** Should an impact **TO THE QUANTITY OR QUALITY OF THE WATER** be determined, each impacted property shall be provided with city water service. Water services shall be installed from the main fronting the affected property and meter setters and boxes placed to serve the residence. The water service shall further be extended from the meter box to the house and connection made to the existing plumbing. All work shall be done in accordance with city standards and all applicable codes. Connection, meter installation and reimbursement fees shall be paid to the city.

B. General Planning Requirements:

1. This approval is subject to all general criteria of the Redmond Community Development Guide and Redmond Municipal Code. Refer to Attachment VI.A, General Planning Approval Conditions, for a checklist of drawing, bond, and general planning requirements. The checklist does not substitute for the code; it is intended to be used as a guide in preparing your final construction drawing/building permit submittal. Refer to the Redmond Community Development Guide and Redmond Municipal Code for detailed information on each requirement.
2. To ensure compliance with residential site standards, at the time that construction drawings are submitted for Public Works review, the applicant shall provide two (2) copies of the construction drawings, clearing/grading plan and tree retention plan at a scale of 1" = 20' to the Planning Department.
3. A sign permit application must be submitted separately to the Planning Department for review and approval prior to installation of any proposed signs (RCDG Section 20D.160.10-020).
4. Transportation, parks, and fire impact fees shall be assessed at the time of building permit issuance for each residence. The fee in effect at the time of complete building permit application shall apply.

1 C. Specific Planning Requirements:

2
3 1. Planned Residential Development Approval. The proposal is dependent upon the
4 approval of a Planned Residential Development application. The Hearing Examiner
5 receives testimony and recommends to approve, conditionally approve, modify, or deny
6 the application for Planned Residential Development to the Redmond City Council. The
7 Preliminary Plat shall not be undertaken except in compliance with the approval of a
8 Planned Residential Development application in the same format as those plans dated
9 December 16, 2002.

10 2. Landscaping:

11 The landscape plan should include landscaping details for the storm water facility, which will
12 enhance its appearance as a naturally occurring water feature (RCDG Section 20D.40.25-080).
13 The general goal should be to create a varied planting pattern with a diversity of native species
14 that would be found in a palustrine emergent, seasonally flooded (or otherwise inundated)
15 wetland. The planting must be appropriate for the water regime that is anticipated. The design
16 should be done by a qualified wetland consultant or landscape architect with experience in
17 wetland mitigation or planting in wetland areas.

18
19 Landscaping shall be coordinated with water/sewer lines and fire hydrants/connections.
20 Trees shall be planted no closer than 8 feet from the centerline of any water/sewer lines. Shrubs
21 shall be planted to maintain at least 4 feet of clearance from the outside edge of the shrub to the
22 center of all fire hydrants/connections. Ground cover may be planted within this radius. (RCDG
23 Section 20D.80.10-150(8)).

24 Planting shall meet the City requirements for site clearance at intersections as identified in
25 Section 20D.210.25 of the Redmond Community Development Guide. (20D.80.10-150(2))

26
27 For any landscaping along 172nd Avenue NE and 174th **PLACE** NE, an irrigation system
28 shall be maintained by the Home Owners' Association or other means

29 acceptable by the City of Redmond Parks Department. Maintenance of landscaping
30 shall be the responsibility of the Homeowners Association, including that portion

located within the public right-of-way along 172nd Avenue NE and 174th **PLACE** NE. Any installation or other work in the public right of way requires an Extended Right of Way Use Permit issued by the Public Works Department.

Street trees are required as follows (RCDG Section 20D.80.10-140):

Street	Species	Spacing on Center	Notes
172 nd Avenue NE	<u>Cleveland Maples</u>	30'	Minimum 2.5" caliper. Specimen to be grown for street use.
Internal Streets	To be determined.	TBD	Per Landscaping Requirements. Note: The City does not maintain internal street trees.

Sensitive Areas:

- a. A wetland and buffer enhancement plan shall be submitted with the Construction Drawings. The plan shall meet the requirements of Appendix 20D-2 (V) of the Redmond Community Development Guide.
- b. A sensitive areas analysis shall be completed for off-site improvements that extend into areas with potential wetlands or streams. Mitigation will be required where improvements extend into a sensitive area or its buffer and beyond those improvements that currently exist.
- c. A split rail fence shall be installed to delineate all sensitive areas and native growth protection area tracts. Sensitive area signage (available from the City of Redmond) shall be installed to provide for notice in the field regarding the presence of sensitive areas. Signage shall be affixed to the fence approximately

on the midpoint of each lot's rear property line. Where fencing does not abut an individual lot, signage shall be placed approximately every 100'. Signage and fencing shall be shown on the construction drawings. Final location and materials will be subject to approval by the Planning Department.

Tree Protection Measures:

- d. Existing Significant Trees to Remain, as designated on the proposed Tree Preservation Plan, dated 12/16/2002, shall be saved.
- e. Tree preservation measures for trees designated to be saved must at a minimum comply with required tree protection in RCDG Section 20D.80.20-100(1). These measures include but are not limited to the following requirements:
 - i. All construction activities, including staging and traffic areas, shall be prohibited within five feet of the dripline of protected trees.
 - ii. Tree protection barriers shall be installed along the outer edge and completely surround the area 5' from the dripline of significant trees to be protected prior to any land disturbance.
 - iii. Tree protection barriers shall be a minimum of four feet high, constructed of chain link, or polyethylene laminar safety fencing or similar material. "Tree Protection Area" signs shall be posted visibly on all sides of the fenced areas. Signs requesting subcontractor cooperation and compliance with tree protection standards may also be required to be posted at site entrances.
 - iv. Where tree protection areas are remote from areas of land disturbance, and where approved by the Planning Department, alternative forms of tree protection may be used in lieu of tree protection barriers, provided that protected trees are completely surrounded with continuous rope or flagging and are accompanied by "Tree Save Area-Keep Out" signs.

- v. Per RCDG Section 20D.80.20-080(1), each significant tree that is removed on the site must be replaced by one new tree. The required number of replacement trees must be identified on the Tree Replacement Plan. The minimum size of replacement trees is 2-½ -inch caliper for deciduous trees and six to eight feet in height for evergreen trees.

STREET TREES OF THIS CALIPER WILL BE COUNTED AS REPLACEMENT TREES.

- vi. Two copies of the final Tree Preservation Plan, Landscape Plan and Tree Replacement Plans at 1"=20' scale must be submitted with construction drawings and approved prior to issuance of construction drawings. The final plans shall be prepared or approved by a licensed landscape architect, registered Washington certified nurseryman or registered Washington certified landscaper (RCDG Section 20D.80.10-040). This certification shall be noted on all landscape-related plans. A copy of the Tree Preservation Plan shall be recorded with the Final Plat.
- vii. Restrictive covenants shall include a statement notifying property owners and the Homeowner's Association that significant and landmark trees on individual lots may only be removed in accordance with the approved tree retention plan. This language shall be reviewed and approved by the Planning Department prior to recording of the restrictive covenants with King County.
- viii. A tree health assessment shall be completed for off-site improvements that extend into areas with significant and landmark trees. Mitigation will be required where trees are removed or improvements extend within 5' of the dripline of any healthy, significant or landmark tree, beyond those improvements that currently exist.

Reduction of Front Yard Setback. The proposed reduction in front yard setback to below the required 10' is not approved. The site plan shall be revised such that the 10' front yard setback is met. Impacts to trees resulting from the change shall be mitigated.

1 II. ENGINEERING REQUIREMENTS

2 A. No lots shall be permitted direct access to 172nd Avenue NE. The specific lots affected by
3 this restriction shall be listed on the face of the final plat and other documents.

4 B. Easements & Dedications: Existing and proposed easements and rights-of-way shall be
5 shown on the final plat, civil plans and other documents. Any existing easements for ingress,
6 egress, private utilities, franchise utilities, etc. that lie within the Plat or within rights-of-way
7 adjacent to the Plat shall be released or modified to the City of Redmond's satisfaction prior to
8 final plat approval.

9
10 1. Public easements are required as follows:

11 a) 10-feet wide for sidewalk and utilities adjacent to the right of way along the
12 east side of 172nd Avenue NE.

13 b) 10-feet wide for sidewalk and utilities adjacent to the right of way along the
14 west side of 174th Place NE.

15 c) 10-feet wide for sidewalk and utilities adjacent to the rights of way along both
16 sides of the internal plat streets: NE 117th Way, NE 119th Court, NE 119th Way,
17 173rd Place NE.

18 d) 10-feet wide for pedestrians from NE 119th Court across private Tract E to
19 172nd Avenue NE and from 173rd Place NE across private Tracts G and H to 174th
20 Place NE.

21 e) Rights-of-way dedicated to the City of Redmond are required as follows: 50
22 feet wide for the internal plat streets: NE 117th Way, NE 119th Court, NE 119th
23 Way, 173rd Place NE.

24 f) Private tracts are required as follows:

25 (1) 35 feet wide for the internal plat streets within Tracts F, G and I.

26 (2) 20 feet wide for the internal plat streets within Tracts E and H.

27 (3) New right-of-way lines joining at intersections shall connect with a
28 minimum of a 25-foot radius, or with a chord that encompasses an
29
30

equivalent area. The area formed by this radius or chord shall also be dedicated as right-of-way.

(4) All lots are subject to an easement for utilities and drainage facilities over, under and across a strip of land 2-1/2 feet wide along each side of the interior lot lines within the development, together with a strip of land 5 feet wide along the lot lines around the perimeter of the development.

C. Public and Private Engineering/Transportation Improvements

1. Half street improvements are required on 172nd Avenue NE including asphalt paving 18 feet from centerline to face of curb with appropriate tapers, type A-1 concrete curb and gutter, planter strip, concrete sidewalk, storm drainage, streetlights, street trees, street signs and underground utilities including power and telecommunications. The minimum pavement section for 172nd Avenue NE shall consist of:

- a) 4" Asphalt Pavement Cl. A
- b) 5" Asphalt Pavement Cl. E
- c) Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)
- d) Street crown 2% sloped to drain system

2. Half street improvements are required on 174th Place NE behind the existing curb and gutter including planter strip, concrete sidewalks, street lights, street trees, street signs and underground utilities including power and telecommunications.

3. On 172nd Avenue NE and 174th Place NE the asphalt street shall be planed, overlaid, and/or patched to repair damage done by utility cuts and other work, as determined by the Engineering Division.

4. Sidewalks constructed to City standards are required within the pedestrian easements between private Tract E and 172nd Avenue NE and between private Tracts G and H.

5. Other off-site improvements include widening of 172nd Avenue NE on the southbound approach to NE 116th Street as outlined in the SEPA conditions for this Plat.

1 6. Prior to the City allowing occupancy of any home constructed within the Curry
2 Property Plat, the developer shall design and construct an interim walkway for school
3 children along the east side of 172nd Avenue NE from the pedestrian connection at Tract
4 E to NE 116th Street, along with other minor improvements at the 172nd Avenue NE/NE
5 116th Street intersection as needed to ensure safe crossing of these streets. The interim
6 walkway shall be constructed of asphalt or Portland cement concrete. The interim
7 walkway shall be a minimum of 5-feet wide when located adjacent to curb and gutter or
8 other traffic barrier acceptable to the City. The interim walkway shall be a minimum of
9 4-feet wide and located a minimum of 10-feet from the street edge where no curb and
10 gutter or other traffic barrier acceptable to the City exists. A safety railing or fencing will
11 be required when (1) the interim walkway is located at the top of a slope or wall that is
12 2:1 or steeper and (2) the walkway elevation is 30-inches or higher than the toe of the
13 slope or wall. This requirement is also a condition for the Wynstone Plat located to the
14 north of the Curry Property. The applicant is encouraged to work with the Wynstone Plat
15 applicant to share the cost of this improvement. For that portion of the safe walking route
16 across Tax Parcel 252605-9098, completion of the curb, gutter and sidewalk is likely the
17 most cost effective alternative.

18 7. All vehicle use areas including driveways, private streets, service areas, etc. shall be
19 paved.

20 8. Specific subdivision public street improvement conditions for NE 117th Way, NE
21 119th Court, NE 119th Way, 173rd Place NE:

22 a) Street improvements within the 50-foot wide dedicated right-of-way shall
23 include asphalt paving (28 feet curb to curb), with appropriate tapers, type A-1
24 concrete curb and gutter, planter strips, street trees, concrete sidewalks, storm
25 sewers, streetlights, street signs, and underground utilities including power and
26 telecommunications. The minimum pavement section for the streets shall consist
27 of:

28 (1) 3" Asphalt Pavement Cl. B

29 (2) 4" Asphalt Treated Base
30

(3) Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTMD 1557)

(4) Street crown 2% sloped to drain system

(5) The cul-de-sac on NE 119th Court is required to have a minimum radius of 44 feet to the face of curb. A planter island shall be provided in the center of the cul-de-sac to reduce, as much as possible, the amount of asphalt. The maintenance of the landscape in the island shall be the responsibility of the adjacent property owners. This maintenance requirement shall be included on the face of the final plat.

b) Specific short subdivision private street improvement conditions for the internal streets within Tracts F, G and I:

(1) Street improvements shall include asphalt paving (28 feet), with appropriate tapers, thickened asphalt edge or type A-1 concrete curb and gutter, concrete sidewalk (one side), storm sewers, street signs, and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

(a) 2" Asphalt Pavement Class B

(b) 4" Crushed Rock surfacing

(c) Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTM D 1557)

(d) Street crown 2% sloped to drain system

c) Specific short subdivision private street improvement conditions for the internal streets within Tracts E and H:

(1) Street improvements shall include asphalt paving (20 feet), with appropriate tapers, thickened asphalt edge or type A-1 concrete curb and gutter, storm sewers, street signs, and underground utilities including power and telecommunications. The minimum pavement section for the streets shall consist of:

(a) 2" Asphalt Pavement Class B

(b) 4" Crushed Rock surfacing

(c) Subgrade compacted to 95% compacted maximum density as determined by modified Proctor (ASTM D 1557)

(d) Street crown 2% sloped to drain system

(2) Installation of mailbox stand(s) shall be in accordance with City standards.

d) All power, telephone, streetlights, etc. shall be shown on the engineering drawings and landscape plans submitted for construction permits.

e) A composite drawing that includes all utilities, landscaping including trees, etc., is necessary to minimize the possibility of utilities/landscaping conflicts.

f) Conversion of Aerial Utilities (Power, Telephone, T.V., Etc. to Underground)

(1) All aerial utilities shall be converted to underground along all street frontages and within the plat according to 20D.220.10 "Underground Wiring" in the Redmond Community Development Guide.

D. The applicant shall meet the construction plan and construction requirements in [Attachment B](#), "REQUIREMENTS FOR CONSTRUCTION DRAWINGS" and [Attachment C](#), "GENERAL INFORMATION AND ADMINISTRATION REQUIREMENTS" **from the Technical Committee Report dated March 31, 2003.**

III. UTILITIES REQUIREMENTS

A. Sewer

1. Sewer service will require a developer extension of the City of Redmond sewer system as follows:

a) Construct sanitary sewer improvements more or less as shown on the Preliminary Plat drawings dated December 12, 2002.

b) (The sewer main location shown on the site plan may not conform to City standard location. Revisions to comply with City standard locations may be required.)

2. Vehicular access to all new and existing manholes shall be provided. The access easement shall be a minimum of 20 feet in width with asphalt concrete surfacing. Alternative surfacing may be approved by the City depending upon the location. If access passes through fencing then 14-foot minimum width gates shall be provided. The plat or easement document shall (1) show and dedicate the 20-foot access easement, (2) have covenants advising property owners of their obligation to maintain the availability of the access by providing gates and not obstructing the access, and (3) that the property owners maintain, repair and replace the access surfacing as needed.

B. Water:

1. Water service will require a developer extension of the City of Redmond water system as follows:

a) Construct on-site water improvements more or less as shown on the Preliminary Plat drawings dated December 12, 2002. A 12-inch water main shall be constructed to serve the site in 172nd Avenue NE from NE 116th Street to the northern limits of the plat, more or less as shown on the Preliminary Plat drawings. An 8-inch stub shall be extended across 172nd Avenue NE in the vicinity of NE 117^h Street and connected with the existing 8-inch main in that vicinity.

b) (The water main location shown on the site plan may not conform to City standard locations. Revisions to comply with City standard locations may be required.)

IV. CLEARING/GRADING AND STORMWATER MANAGEMENT

A. Erosion control systems must be implemented throughout the construction process and until the site is stabilized. Design of all systems must be in accordance with section 20E.90.10 of the Community Development Guide and the most recent issue of the City of Redmond STORMWATER MANAGEMENT AND EROSION CONTROL TECHNICAL NOTEBOOK

(notebook). Contact the Stormwater Division at 556-2890 for information about, or a copy of, the notebook. Preferred methods for management and control are discussed in the notebook.

B. Stormwater Management

1. Quantity Control

a) In an open pond; provide detention for peak discharge control to match one half of the 2-year and match the 10-year and 100-year storms natural (prior to any development) runoff peak flow rates.

b) Provide for overflow routes through the site for the 100 year storm runoff (100 year flow may not impact any buildings).

2. Quality control. Use a lined, open pond to provide water quality treatment for the runoff from the 6-month, 24-hour design storm event. Use the developed condition land use when determining the water quality storm flow rate and volume.

3. Provide maintenance vehicle access to the pond bottom and outlet control structure from 174th Place NE.

C. Miscellaneous

1. Construction activities may be limited or suspended during the rainy season (October 1 – April 30).

2. Stencil all on-site storm drainage inlets with “DUMP NO WASTE DRAINS TO STREAM”. Stencils are available from the Stormwater Division located at the City Annex (phone 556-2840). Design plans shall identify the requirement to stencil drainage inlets. Easements will be required for any public conveyance systems.

3. Trees are not allowed within 8 feet of storm systems.

4. Ponds shall be lined in accordance with the Department of Ecology Stormwater Management Manual for the Puget Sound Basin, (1992).

5. Designate private roads on the construction plans and plat drawings by adding (Private) after the road name.

V. FIRE PROTECTION

1 A. EMERGENCY VEHICLE ACCESS ROADWAY REQUIREMENTS

- 2 1. Emergency vehicle access roadways shall be an unobstructed 20 feet in width and 13'
- 3 6" high. Turning radii shall be 25' interior and 45' exterior.
- 4
- 5 2. Fire lanes shall be located wherever curbs, road edges, or loading areas are adjacent
- 6 to the 20-foot wide vehicle access roadway. Fire lanes identified through site plan review
- 7 shall be included on the final civil drawings. Additional fire lanes and marking may be
- 8 required anytime during the life of the development upon evaluation by and direction of
- 9 the Fire Marshal. Where fire lanes are a 28 feet wide access tract or easement, the side
- 10 not used for parking shall be signed "No Parking - this side" or "No Parking -Fire Lane-
- 11 this side". If the access tract or easement is 20 feet then both sides shall be signed.
- 12
- 13 3. Driveway entries or curb returns shall be provided to meet minimum roadway radii at
- 14 all tracts, easements or other intersections. Do not measure into areas where parking is
- 15 allowed. This includes where Tract E meets 172nd Ave NE.
- 16
- 17 4. Traffic circles shall not impede into required radii. The circle at NE 119th and Tract
- 18 E, and at NE 119th and 173rd AVE NE shall be reduced in diameter to allow through
- 19 movements in both directions.

20 B. ADDRESSING

- 21 1. Each lot shall have the building address numerals installed per the Redmond Fire
- 22 Department Design and Construction Guide. A nominal 6-inch high numeral shall be
- 23 used.
- 24 2. Approval is required for building and unit addressing.
- 25
- 26 3. Temporary signs shall be used at the job site as soon as construction begins.
- 27 Numerals shall be high contrast in color, face the street fronting the property, and be a
- 28 minimum 6" high.
- 29
- 30 4. The "T" road labeled NE 118th shall be called 172nd Ct NE and so signed at the
- intersection with NE 117th Way. Lots 66, 65 and 64 shall be addressed with 117xx,
- ascending odd numbers. Lots 62 and 63 shall be addressed with 117xx, ascending even
- numbers.

1 5. Lots 14, 13, 16, 15 shall be ascending odd numbers addressed off 174th Pl NE.

2 C. CITY APPROVED FIRE ALARM SYSTEM: Single station smoke detection is required in
3 all residential occupancies.

4 D. KNOX BOX: A "Knox" padlock is the only locking device approvable for the bollards at
5 Tract E. Contact the Redmond Fire Department for purchase information.
6

7 E. HYDRANTS

8 1. Hydrants must be in place and serviceable prior to combustible construction.

9 2. Planter islands or peninsulas for hydrants require a minimum diameter of 8 feet. Four
10 feet is to be maintained between face of curbs and fire protection equipment. Hydrants
11 shall not be located behind parking. See the hydrant on the west side of 173rd Pl NE, just
12 south of NE 118th CT (Tract F). This may need to be moved to the east side of the street.
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14 OTHER: ADDITIONAL REQUIREMENTS MAY BE SET ON REVIEW OF CIVIL,
15 ARCHITECTURAL, FIRE ALARM AND/OR FIRE SPRINKLER PLANS.
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